

80-200-A 141 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter & Wendy Codd, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 400.1 hereby petition for a Variance from Section 400.1 to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

More room for pool in side yard and wouldn't destroy swirl (rain run off).
Would be too costly to build in rear yard as it would mean relocating swirl and building a retaining wall of 6' in height and 50' in length.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE April 22, 1980
ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of April, 1980, at 2:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Dulaney Ct., 285' : OF BALTIMORE COUNTY
SW of Manor Rd., 11th District :
PETER CODD, et ux, Petitioners : Case No. 80-200-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

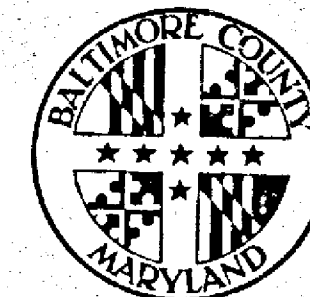
Pursuant to the authority contained in Section 524.1 of the Baltimore County Code, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the page of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Peter Codd, 4410 Dulaney Court, Glen Arm, Maryland 21057, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of January, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Peter Codd, et ux

Petitioner's Attorney _____ Reviewed by: Nicholas S. Commodari
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas S. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

RE: Item No. 141
Petitioners-Peter Codd, et ux
Variance Petition

Dear Mr. & Mrs. Codd:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

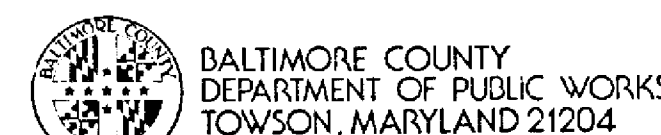
Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures



HARRY J. PISTEL, P. E.
DIRECTOR

February 19, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #141 (1979-1980)
Property Owner: Peter and Wendy Codd
N/S Dulaney Ct. 285' S/W Manor Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard.
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

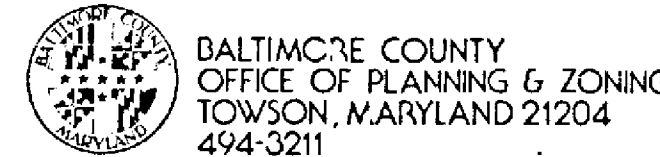
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 141 (1979-1980).

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWL:sm

U-55 Key Sheet
59 NE 18 Pos. Sheet
NE 18 & Yopo
44 Tax Map



JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #141, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

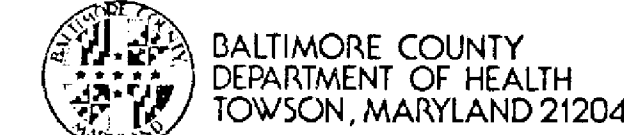
Property Owner: Peter and Wendy Codd
Location: N/S Dulaney Ct. 285' SW Manor Rd
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, Jr.
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #141, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: Peter & Wendy Codd
Location: N/S Dulaney Ct. 285' SW Manor Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard.
Acres: 1.1th
District: 11th

The existing dwelling is presently served by a private well and sewage disposal system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the well or sewage disposal system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/ltb

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of April, 1980, that the herein petition for Variance to, permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan contained in this file, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204
Date: January 22, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 22, 1980

RE: Item No: 141, 142, 143, 144, 145, 146, 147
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-200-A Item 141
SUBJECT: Date: March 11, 1980

Petition for Variance for an accessory structure
North side of Dulaney Court, 285 feet Southwest of Manor Road
Petitioner - Peter Codd, et ux

Eleventh District

HEARING: Tuesday, April 1, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 22, 1980

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

RE: Petition for Variance
N/S of Dulaney Court, 285' SW of
Manor Road - 11th Election District
Peter Codd, et ux - Petitioners
NO. 80-200-A (Item No. 141)

Dear Mr. & Mrs. Codd:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

OK
24/1/80
29/1/80

Permit
29560
4/30/80

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 141
Building Permit Application
No. 80-200-A
11th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
Peter Codd

VARIANCE DESCRIPTION

Located on the north side of Dulaney Court 265 feet southwest of Manor Road and known as Lot #10, as shown on Plat of Dulaney Hills, which is recorded in land records of Baltimore County in Liber 21, Folio 45. Also known as 4410 Dulaney Court

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1980, the first publication appearing on the _____ day of _____, 1980.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
11th District
ZONING: Petition for Variance for an accessory structure
LOCATION: North side of Dulaney Court, 285 feet Southwest of Manor Road
DATE & TIME: Tuesday, April 1, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.
The Zoning Regulation to be excepted as follows:
Section 400.1 - Accessory Buildings in Residence Zones
All that parcel of land in the Eleventh District of Baltimore County located on the north side of Dulaney Court 285 feet southwest of Manor Road and known as Lot 10, as shown on Plat of Dulaney Hills, which is recorded in land records of Baltimore County in Liber 21, Folio 45. Also known as 4410 Dulaney Court.
Being the property of Peter Codd, et ux, as shown on plat plan filed with the Zoning Department (Hearing Date: Tuesday, April 1, 1980 at 9:45 A.M.)
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner,
Baltimore County
Mar. 18.

PETITION FOR VARIANCE
11th District
Zoning: Petition for Variance for an accessory structure
LOCATION: North side of Dulaney Court, 285 feet Southwest of Manor Road
DATE & TIME: Tuesday, April 1, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of Peter Codd, et ux, as shown on plat plan filed with the Zoning Department (Hearing Date: TUESDAY, APRIL 1, 1980 at 9:45 A.M.)
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND,
Zoning Commissioner,
Baltimore County

The Essex Times

Essex, Md., March 13, 1980
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1980.
[Signature]
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86391

DATE: April 8, 1980 ACCOUNT: 01-662
AMOUNT: \$13.50

RECEIVED Maryland Pools, Inc.
FROM: Advertising and Posting for Case No. 80-200-A

3411654 43504
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86320

DATE: March 14, 1980 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED Maryland Pools, Inc.
FROM: Filing Fee for Case No. 80-200-A

2011654 25004
VALIDATION OR SIGNATURE OF CASHIER

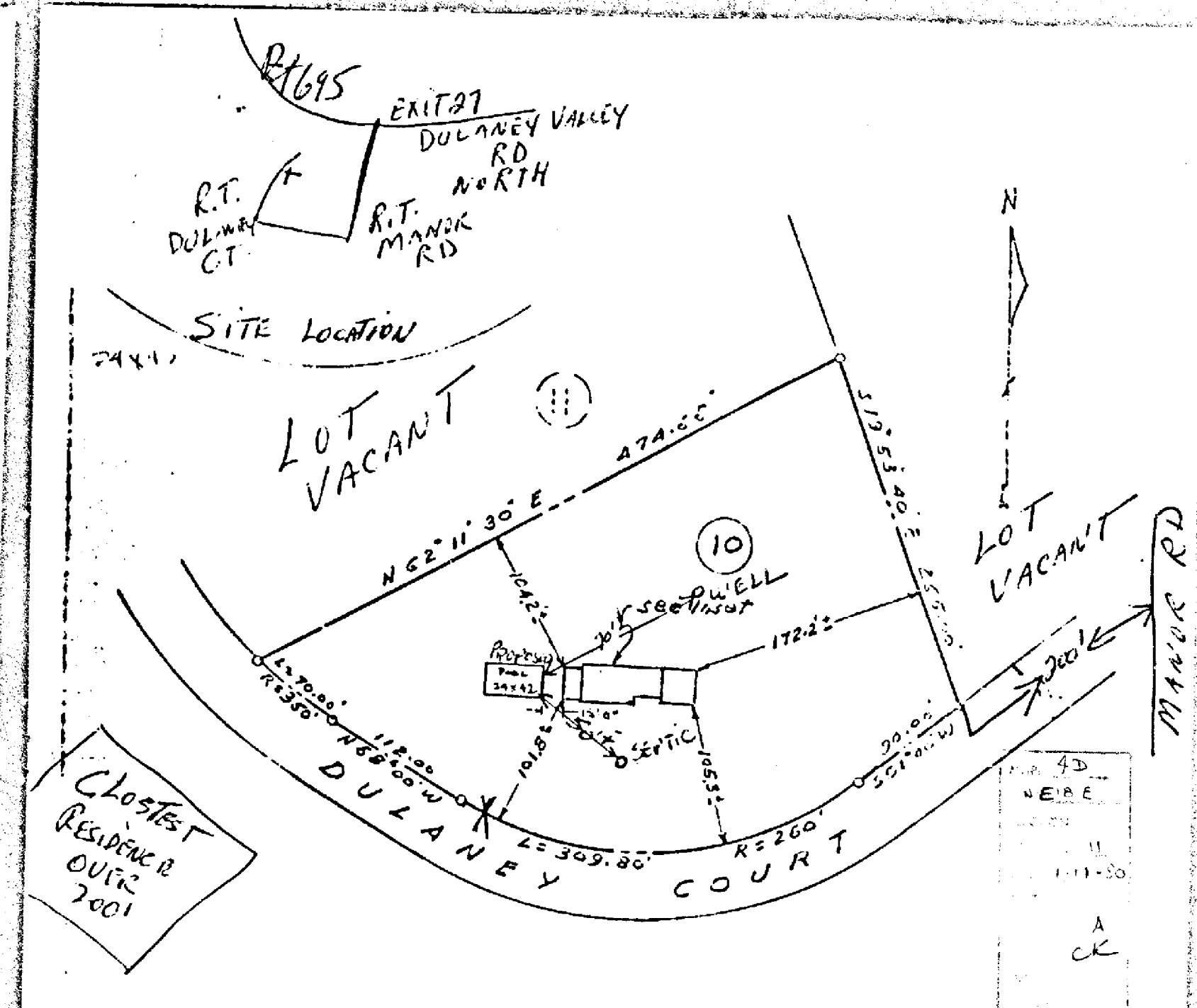
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 3/16/80
Posted for: Petition for variance
Petitioner: Peter Cold
Location of property: 113 Dulaney Ct., 285' SW of Manor Rd.
Location of Signs: front of property (19410 Dulaney Ct.) at entrance of driveway
Remarks: _____
Posted by Brian Coleman Date of return: 3/20/80
Signature _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: MM Revised Plans: _____
Change in outline or description Yes _____ No _____
Previous case: _____ Map # _____



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11 day of Jan, 1980*
Filing Fee \$ 25 Received: Check
Cash
Other

Petitioner Cold Submitted by A. Norgi
Petitioner's Attorney _____ Reviewed by MM
William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Variances plot to allow problem
Addressed in due course
LOT 10 SECTION "C"
"DULANEY HILLS"
11TH ELECT. DIST. BALTIMORE CITY
SCALE 1"=100' SEE PLAT 11



80-200-A
141

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter & Wendy Codd, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 400.1 hereby petition for a Variance from Section 400.1 to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

More room for pool in side yard and wouldn't destroy swirl (rain run off).
Would be too costly to build in rear yard as it would mean relocating swirl and building a retaining wall of 6' in height and 50' in length.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE April 22, 1980
ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of April, 1980, at 2:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Dulaney Ct., 285' : OF BALTIMORE COUNTY
SW of Manor Rd., 11th District :
PETER CODD, et ux, Petitioners : Case No. 80-200-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Code, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the page of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Peter Codd, 4410 Dulaney Court, Glen Arm, Maryland 21057, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of January, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Peter Codd, et ux

Petitioner's Attorney _____ Reviewed by: Nicholas S. Commodari
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas S. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

RE: Item No. 141
Petitioners-Peter Codd, et ux
Variance Petition

Dear Mr. & Mrs. Codd:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

February 19, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #141 (1979-1980)
Property Owner: Peter and Wendy Codd
N/S Dulaney Ct. 285' S/W Manor Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard.
District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 141 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWL:sm

U-55 Key Sheet
69 NE 18 Pos. Sheet
NE 18 & Yopo
44 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #141, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

Property Owner: Peter and Wendy Codd
Location: N/S Dulaney Ct. 285' SW Manor Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard.
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, Jr.
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. KOOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #141, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: Peter & Wendy Codd
Location: N/S Dulaney Ct. 285' SW Manor Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit an accessory structure (pool) to be located outside the rear yard.
Acres: 1.1th
District: 11th

The existing dwelling is presently served by a private well and sewage disposal system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the well or sewage disposal system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/ltb

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of April, 1980, that the herein petition for Variance to, permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan contained in this file, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204
Date: January 22, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 22, 1980

RE: Item No: 141, 142, 143, 144, 145, 146, 147
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-200-A Item 141
SUBJECT: Petition for Variance for an accessory structure
North side of Dulaney Court, 285 feet Southwest of Manor Road
Petitioner - Peter Codd, et ux

Date: March 11, 1980

Eleventh District

HEARING: Tuesday, April 1, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 22, 1980

Mr. & Mrs. Peter Codd
4410 Dulaney Court
Glen Arm, Maryland 21057

RE: Petition for Variance
N/S of Dulaney Court, 285' SW of
Manor Road - 11th Election District
Peter Codd, et ux - Petitioners
NO. 80-200-A (Item No. 141)

Dear Mr. & Mrs. Codd:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

OK
29/4/80

Permit
29560
4/30/80

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 141
Building Permit Application
No. 80-200-A
11th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
Peter Codd

VARIANCE DESCRIPTION

Located on the north side of Dulaney Court 265 feet southwest of Manor Road and known as Lot #10, as shown on Plat of Dulaney Hills, which is recorded in land records of Baltimore County in Liber 21, Folio 45. Also known as 4410 Dulaney Court

PETITION FOR VARIANCE
11th District
ZONING: Petition for Variance for an accessory structure
LOCATION: North side of Dulaney Court, 285 feet Southwest of Manor Road
DATE & TIME: Tuesday, April 1, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard.
The Zoning Regulation to be excepted as follows:
Section 400.1 - Accessory Buildings in Residence Zones
All that parcel of land in the Eleventh District of Baltimore County located on the north side of Dulaney Court 265 feet southwest of Manor Road and known as Lot #10, as shown on Plat of Dulaney Hills, which is recorded in land records of Baltimore County in Liber 21, Folio 45. Also known as 4410 Dulaney Court.
Being the property of Peter Codd, et ux, as shown on plat plan filed with the Zoning Department (Hearing Date: Tuesday, April 1, 1980 at 9:45 A.M., Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204).
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner,
Baltimore County
Mar. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on March 13, 1980, at 9:45 A.M., before the 1st day of April, 1980, the first publication appearing on the 13th day of March, 1980.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ _____

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By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner,
Baltimore County
Mar. 18.

The Essex Times

Essex, Md., March 13, 1980
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 7 successive weeks before the 1st day of April, 1980.
[Signature]
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86391

DATE: April 8, 1980 ACCOUNT: 01-662

AMOUNT: \$13.50

RECEIVED Maryland Pools, Inc.
FROM Advertising and Posting for Case No. 80-200-A

3411654 43504
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86320

DATE: March 14, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Maryland Pools, Inc.
FROM Filing Fee for Case No. 80-200-A

2011654 5 25.00
VALIDATION OR SIGNATURE OF CASHIER

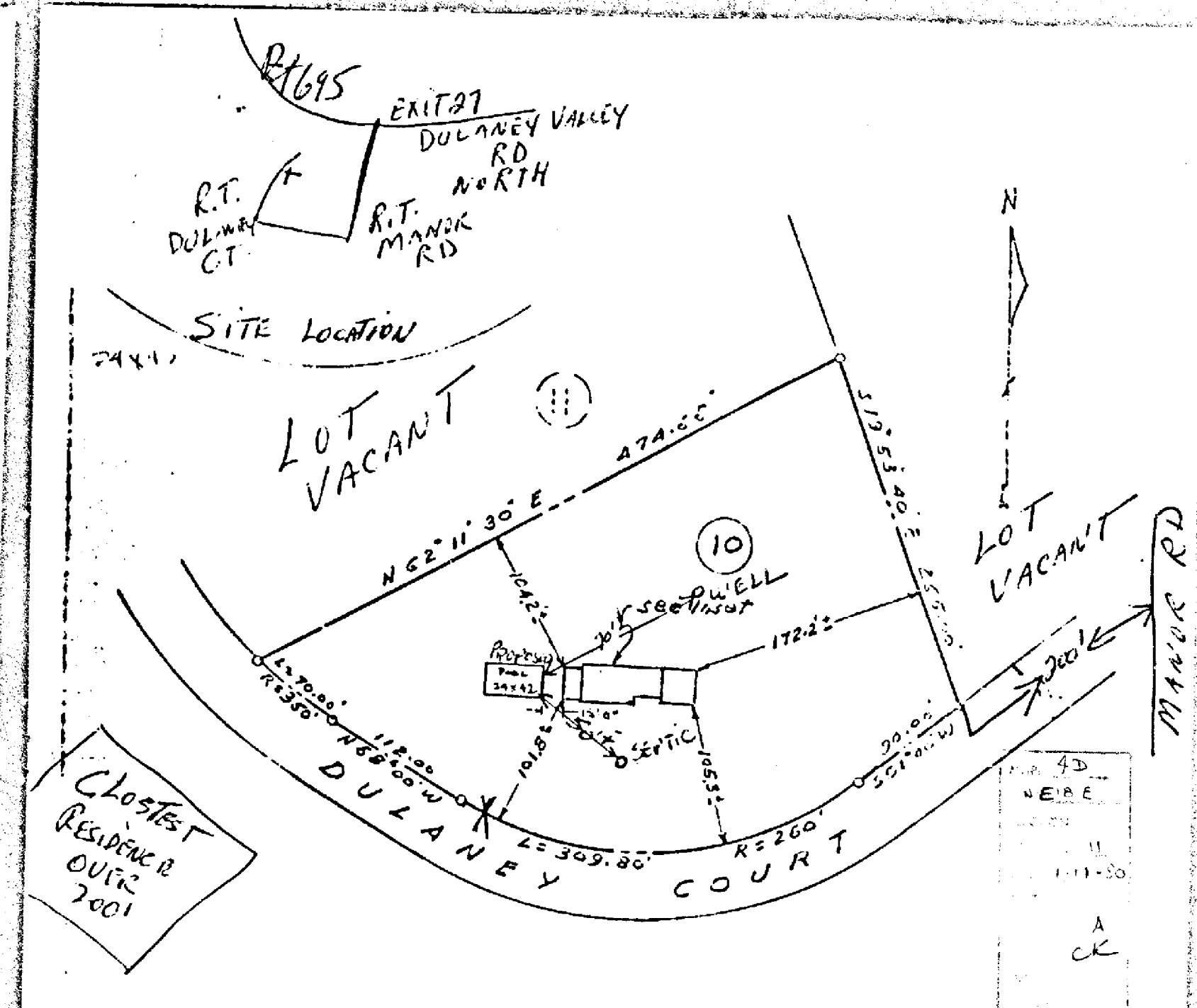
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 3/16/80
 Posted for: Petition for variance
 Petitioner: Peter Cold
 Location of property: 113 Dulaney Ct., 285' SW of Manor Rd.
 Location of Signs: front of property (19410 Dulaney Ct.) at entrance of driveway
 Remarks: _____
 Posted by Brian Coleman Date of return 3/20/80
 Signature _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: MM Revised Plans: _____
 Change in outline or description Yes _____ No _____
 Previous case: _____ Map # _____



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 11 day of Jan, 1980*
 Filing Fee \$ 25 Received: Check
Cash
Other

Petitioner Cold Submitted by A. Norgi
 Petitioner's Attorney _____ Reviewed by MM
 William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

LOVED! R.C. 4.
 Variance plot to allow garden
 delayed in due of area
 LOT 10 SECTION "C"
 "DULANEY HILLS"
 11TH ELECT. DIST. BALTIMORE CITY
 SCALE 1"=100' SEE PLAT 11

